

Key: 2635

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2.705

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CURRENT OWNER										PARCEL ID				LOCATION			
23 UNION FIELD RD NOMINEE TRST TRS: MARSHALL & GWEN SIMPKINS 41 R RUSSELL ST SOMERVILLE, MA 02144										47-59-0				23 UNION FIELD RD			
TRANSFER HISTORY										DOS		T		SALE PRICE		BK-PG (Cert)	
23 UNION FIELD RD NOMINEE										09/29/2020		A		275,000		(223882)	
23 UNION FIELD RD NOM TRS										03/03/2016		F		(208903+)			
23 UNION FIELD RD NOM TR										11/18/2003		J		(171290+)			


CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
03-166	08/11/2010	30	CHECK DATA		02/23/2012	FC	100	100
80-034	09/19/2003	2	ADDITION	120,000	10/06/2005	WL	100	100
85-		1	SINGLE FAM R	43,750			100	100
		7	GARAGE				100	100

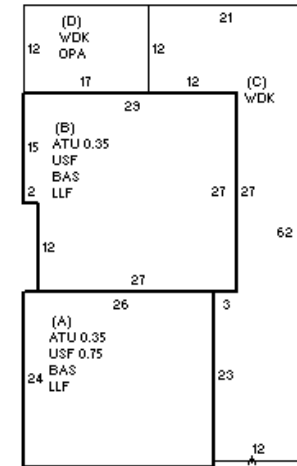
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775	12	1.00	1	1.00	1	1.00	R05	1.00		279,080
300	A	0.415	12	1.00	1	1.00	1	1.00	R05	1.00		11,410

DETACHED

TOTAL	1.190 Acres				ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	EAST TRURO				NOTE				LAND	290,500	252,600
Infl1	NO ADJ								BUILDING	1,159,300	959,700
Infl2	NO ADJ								DETACHED	0	0
								OTHER	98,100	83,400	
								TOTAL	1,547,900	1,295,700	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	05/16/2016
									



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/16/2016	FC
MODEL	1		RESIDENTIAL	LIST	5/16/2016	EST
STYLE	5	1.05	COLONIAL [100%]	REVIEW	4/7/2021	MR
QUALITY	G	1.35	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
Last List 2002 (#BRs?). HEAT=ELEC IN ORIG SEC.
FY06=CHGD BMU TO BMF+BMF (NEW SEC) TO BBS.

INDING

YEAR BLT	1980	SIZE ADJ	0.975	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,525,421
NET AREA	3,993	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	A	LLF	L	LOWER LEVEL FIN	624	1980	274.11	171,044	CONDITION ELEM	CD
\$NLA(RCN)	\$382	OVERALL	1.070	EXT. COVER	1	WOOD SHINGLES	1.00	A	BAS	L	BAS AREA	624	1980	423.61	264,333		
				ROOF SHAPE	6	SALTBOX	1.00	A	USF	L	UP-STRY FIN	468	1980	321.42	150,424		
				ROOF COVER	1	ASPHALT SHINGLE	1.00	+	ATU	N	UNFIN ATTIC	484		113.91	55,134		
				FLOOR COVER	2	SOFTWOOD	1.00	B	LLF	L	LOWER LEVEL FIN	759	2003	274.11	208,050		
				INT. FINISH	2	DRYWALL	1.00	B	BAS	L	BAS AREA	759	2003	423.61	321,522		
				HEATING/COOLING	2	HOT WATER	1.02	B	USF	L	UP-STRY FIN	759	2003	321.42	243,957		
				FUEL SOURCE	2	GAS	1.00	+	WDK	N	ATT WOOD DECK	975		63.48	61,896		
								D	OPA	N	OPEN PORCH	204		98.87	20,170		
									F21	O	FPL 2S 1OP	1		21,190.60	21,191		

EFF.YR/AGE	1998 / 24	
COND	24	24 %
FUNC	0	
ECON	0	
DEPR	24	% GD 76
RCNLD	\$1,159,300	

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LEGAL

CURRENT OWNER		PARCEL ID	LOCATION			
23 UNION FIELD RD NOMINEE TRST		47-59-0	23 UNION FIELD RD			
TRS: MARSHALL & GWEN SIMPKINS		TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
41 R RUSSELL ST						
SOMERVILLE, MA 02144						

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
1010	100	SINGLE FAMILY				2	2 of 2
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %

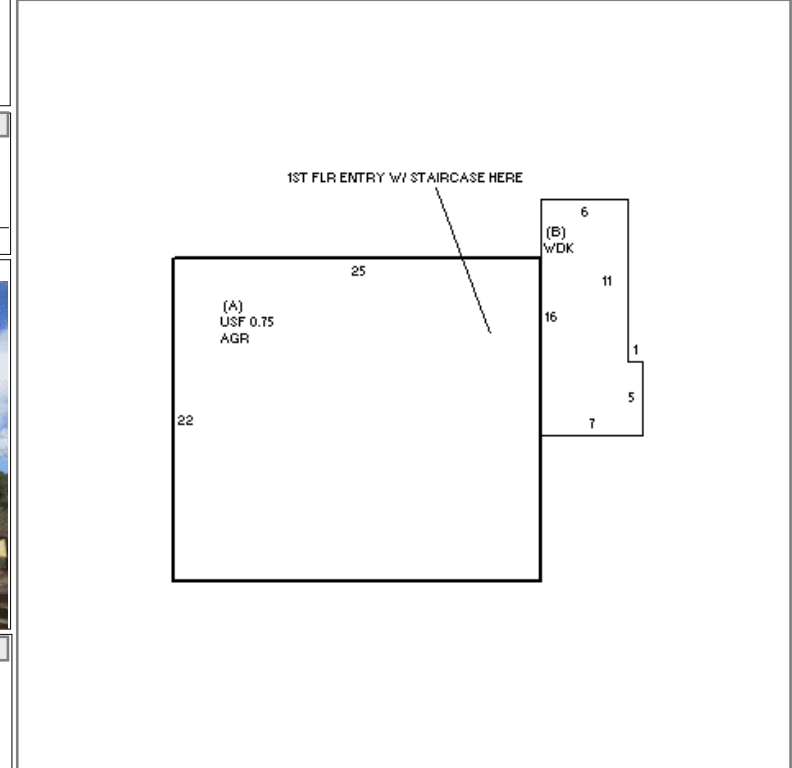
LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	98,100	
Inf1		BUILDING			
Inf2		DETACHED			
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/16/2016	FC
MODEL	1		RESIDENTIAL	LIST	5/16/2016	EST
STYLE	14	0.90	DET BLDG [100%]	REVIEW	12/15/2010	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	1985	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	142,184
NET AREA	413	DETAIL ADJ	1.000	FOUNDATION			1.00	A	AGR	N	ATTACHED GARAGE	550		83.19	45,753	CONDITION ELEM	CD
\$NLA(RCN)	\$344	OVERALL	0.900	EXT. COVER	1	WOOD SHINGLES	1.00	A	USF	L	UP-STRY FIN	413	1985	215.18	88,868		
CAPACITY		UNITS	ADJ	ROOF SHAPE	6	SALTBOX	1.00	B	WDK	N	ATT WOOD DECK	101		54.09	5,463		
STORIES(FAR)	2		1.00	ROOF COVER	1	ASPHALT SHINGLE	1.00										
ROOMS	1		1.00	FLOOR COVER			1.00										
BEDROOMS	1		1.00	INT. FINISH	2	DRYWALL	1.00										
BATHROOMS	1		1.00	HEATING/COOLING	0		1.00										
FIXTURES	3	\$2,100		FUEL SOURCE	0		1.00										
UNITS	0		1.00														
EFF.YR/AGE																1985 / 37	
COND																31 31 %	
FUNC																0	
ECON																0	
DEPR																31 % GD 69	
RCNLD																\$98,100	